

PROPOSED RESTRICTIVE COVENANTS  
WEDGEWOOD GOLF COURSE AND SUBDIVISION

The following restrictions shall apply to all of the land in Wedgewood Golf Course & Subdivision in Section 36, Township 1 South, Range 7 West, Desoto County, Mississippi:

- No lot shall be used for any purpose other than single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than the one building, a private garage for no more than three vehicles and separate detached buildings incidental to residential use. Two or more lots may be combined for use as one lot and in case the interior lot lines may be disregarded and the utility easements (unless in use) will be automatically revoked. In the event such lots are combined under one ownership for use as a single lot, no part of the combined lot may be sold or conveyed, except to the original size of the lots before being combined. No single lot may be subdivided into two or more lots for the purpose of building another dwelling.
- All dwellings or other structures on the lots must be in compliance with the requirements of the Desoto County Planning Commission.
- No structure of a temporary nature such as trailers, basements, tents, sheds, garages, barns, motor homes or other out buildings shall, at any time, be used, either temporarily or permanently, as a residence.
- No noxious or offensive trade or activity may be carried on upon any lot nor shall anything be done thereon which may be, or become, a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any lot.
- Easements for the installation and maintenance of the utilities and drainage facilities are reserved as shown by the plat. There is a minimum setback on R-3 lots of 25 feet from the front property lines, a 25-foot minimum rear setback. All AR lots are to have a 75-foot front setback from the front property lines and a 25-foot minimum rear setback, a 50-foot minimum rear setback, and a minimum of 10 feet and a sum of 25 feet sideyard setback. Certain lots are to be excluded from the minimum front setback upon approval of Don Markle, or his designated representative.
- No shell-type or modular-type home will be permitted or erected in this subdivision. All houses must be new construction. No house may be moved into the subdivision from another area. Construction of log cabin type homes will not be permitted.
- (A) The minimum area of any single-story dwelling in Wedgewood Golf Course and Subdivision Section 36 lots R-3 shall not be less than 1800 square feet on the course and 1600 square feet off the course, exclusive of open porches and garages. All two-story dwellings shall not be less than 1800 square feet on the course and 1600 square feet off the course, exclusive of open porches and garages. All 1-1/2 story dwellings shall not be less than 1800 square feet on the course and 1600 square feet off the course, exclusive of open porches and garages. All two-story dwellings shall have a ground floor minimum of 1500 square feet, exclusive of open porches and garages. All 1-1/2 story dwellings shall have a ground floor minimum of 1800 square feet, exclusive of open porches and garages. All 2-story and 1-1/2 story dwellings shall have in the two floors a combined minimum of not less than 2400 square feet, exclusive of open porches and garages. All dwellings must have at least a double garage, and may be either attached or detached, with no doors facing the street.  
(C) All dwellings shall be of brick veneer, paint schemes and roof color and design as to compliment of whole of subdivision. All detached buildings and structures shall coordinate with residence dwelling. There shall be no portable buildings allowed on any property. All plans and drawings shall be approved by Don Markle or designated representative.
- No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale, or customary signs used by the builder to advertise the property during construction and sale.
- The Developer of the subdivision shall retain all mineral rights for the land in Wedgewood Golf Course and Subdivision, for the purpose of retaining the royalty on said minerals if these minerals are developed on adjacent property. All plans and drawings shall be approved by Don Markle or designated representative.
- No animals, livestock or poultry of any kind may be raised, bred or kept on any lot, except a limited number of (2) dogs and/or (2) cats may be kept for personal use and enjoyment. There shall be no outdoor enclosures for such animals or pets other than approved fences. All animals outside of fenced area must be on a leash. Any waste materials deposited by these dogs or cats in the yard must be removed weekly to eliminate the possibility of any odor or potential health hazards.
- Trash, garbage and other waste and rubbish shall be kept

Assignment and Termination  
of all rights of Don Markle,  
Peggy Markle and Todd D. Markle  
recorded in warranty deed  
BK 463 pg. 4  
This the 15th day of Jan. 2004  
W. E. Davis, Chancery Clerk  
by S. Cleveland, DC

Assignment and Termination  
of all rights of Don Markle,  
Peggy Markle and Todd D. Markle  
recorded in warranty deed  
BK 464 pg. 604  
This the 12 day of Feb. 2004  
W. E. Davis, Chancery Clerk  
by S. Cleveland, DC

Amendment to:  
Recorded in wt deed BK 527 pg 285  
This the 10th day of May 2008  
W. E. Davis, Chancery Clerk  
by S. Cleveland, DC

- in sanitary containers, provided specifically for these purposes. All equipment for the storage or disposal of such materials shall be approved by the County and shall be kept in clean, sanitary and orderly condition.
- No vehicles of any kind shall be kept in the subdivision unless it displays a current license plate and a current inspection sticker, except for lawn tractors used for the property maintenance. No junk cars or trucks or any mechanical devices that are visually in need of repair shall be kept on any lot at any time for any purpose. Any trucks not considered a "pick-up" or not used as a passenger vehicle shall not be kept in the subdivision. Any junk car or truck or mechanical device that is kept within the right-of-way of the existing street shall be subject to removal by the proper authorities without permission of the owner. Boats, trailers, camping trailers and motor homes must be kept in covered garages and out of view at all times.
  - All lots adjoining the golf course may have fences which are built according to the design and specifications of Don Markle or a designated representative. There shall be no chain link fences allowed anywhere in the subdivision. Fences for lots not adjoining the course may be of wood and brick for the rear yard only.
  - There shall be no satellite dishes of any type unless installed where it may not be visible from the street, golf course, or any adjoining lots. Satellite dishes meeting these specifications are allowed only on "AR" lots.
  - Construction of any dwelling shall be completed within twelve (12) months from commencement of construction.
  - (A) No driveway permits shall be allowed to Pleasant Hill Road for Lots 23, 24, 25, 26, and 1.  
(B) All driveways shall be concrete. All concrete flat work such as driveways, patios, parking pads, walkways, and open porches, etc., to be washed rack.
  - These restrictions may be altered or amended only by the Developer, or its assigns or successors by written instrument duly executed, acknowledged and recorded; provided, however, the Developer agrees that these restrictions will not be altered or amended without the consent of a majority of the lot purchasers. The Developer shall be considered a lot purchaser and shall have a vote for each unsold lot for the purpose of consent to amendments.
  - The platted property is subject to those covenants, restrictions and easements as set forth in documents to be recorded in the office of the Chancery Clerk of Desoto County, Mississippi, to which document reference is hereby made. Any property owner shall be bound by the terms of said document including, without limitation, the obligation to be a member of the Wedgewood Golf Course and Subdivision Property Owners Association.
  - All mailboxes shall be of brick construction with approved design from Don Markle or designated representative.
  - All residential construction shall be by reputable builders and approved by Don Markle or his designated representative.
  - There shall be no gardens of any type unless located where it may not be visible from the street, golf course or any adjoining lots.

MORTGAGEE'S CERTIFICATE

Signature of Mortgagor: Don Markle

HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 22nd DAY OF Aug. 1989.

Signature of Notary: Charles H. Smith

TITLE: Notary Public

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, Don Markle, WHO ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 22nd DAY OF Aug. 1989.

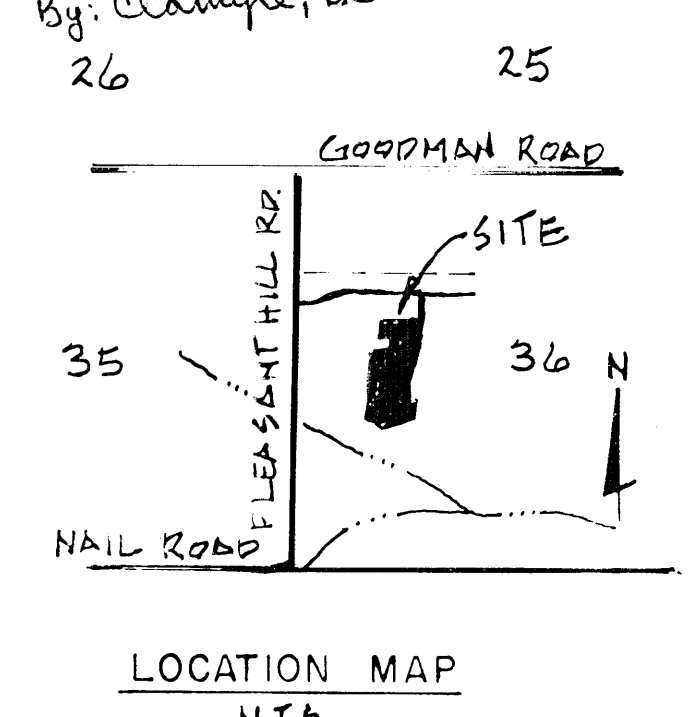
MY COMMISSION EXPIRES: My Commission Expires 9-27-89

Resolution of Wedgewood  
Property Owners Association  
recorded in wt deed BK 518  
pg. 38  
W. E. Davis, Chancery Clerk  
by S. Cleveland, DC

Release of Easement  
Assignment of this instrument is recorded in  
Book 527 Page 285  
No. 282 Page 40  
This the 22 day of Feb. 1989  
W. E. Davis, Clerk  
By: W. E. Davis, DC

Declaration of Covenants, Conditions,  
& Restrictions recorded in  
warranty deed BK 533  
No. 218 Page 533  
This the 19 day of September 1989  
W. E. Davis, DC  
By: S. Cleveland, DC

Amendment to Declaration of Covenants  
Recorded in Warranty Deed Book 723, Page 1,  
This the 2nd Day of December, 2013.  
W. E. Davis, Chancery Clerk  
By: W. E. Davis, DC



NOTE:  
THIS IS A SUBDIVISION OF LOT 3  
OF THE MARKLE 3 LOT SUBDIVISION.

OWNER'S CERTIFICATE

I, DON MARKLE OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE DUE AND PAYABLE. THIS THE 22 DAY OF Aug. 1989.

Signature of Owner: Don Markle

SIGNATURE OF OWNER OR REPRESENTATIVE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, DON MARKLE, WHO ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 22nd DAY OF August, 1989.

MY COMMISSION EXPIRES: My Commission Expires December 22, 1989

Signature of Notary: Julia S. McMillin

NOTARY PUBLIC

DESOTO COUNTY PLANNING COMMISSION

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION. DATED THE 29 DAY OF June, 1989.

ATTEST:

Signature of Secretary: W. E. Davis

SECRETARY

Signature of Chairman: John Smith

CHAIRMAN

DESOTO COUNTY BOARD OF SUPERVISORS

DESOTO COUNTY BOARD OF SUPERVISORS OF Desoto COUNTY, Mississippi, THIS THE 5 DAY OF July, 1989.

Signature of Clerk: W. E. Davis, DC

CLERK FOR THE BOARD

Signature of President: Ed Roy

PRESIDENT

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE AT 1:30 O' CLOCK P. M., ON THE 22nd DAY OF September, 1989, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 34, AT PAGE 23.

Signature of Clerk: W. E. Davis, DC

CHANCERY CLERK

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THE SUBDIVISION SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY AND TRULY INFORMATION FROM A GROUND SURVEY BY ME.

Signature of Engineer: Ben W. Smith

BEN W. SMITH IS 1969S NO. 2330

DATE OF SURVEY: 1989

STATE OF MISSISSIPPI

SECTION "B"

WEDGEWOOD SUBDIVISION

SECTION 36, TOWNSHIP 1 S., RANGE 7 W.

DESOTO COUNTY, MISSISSIPPI

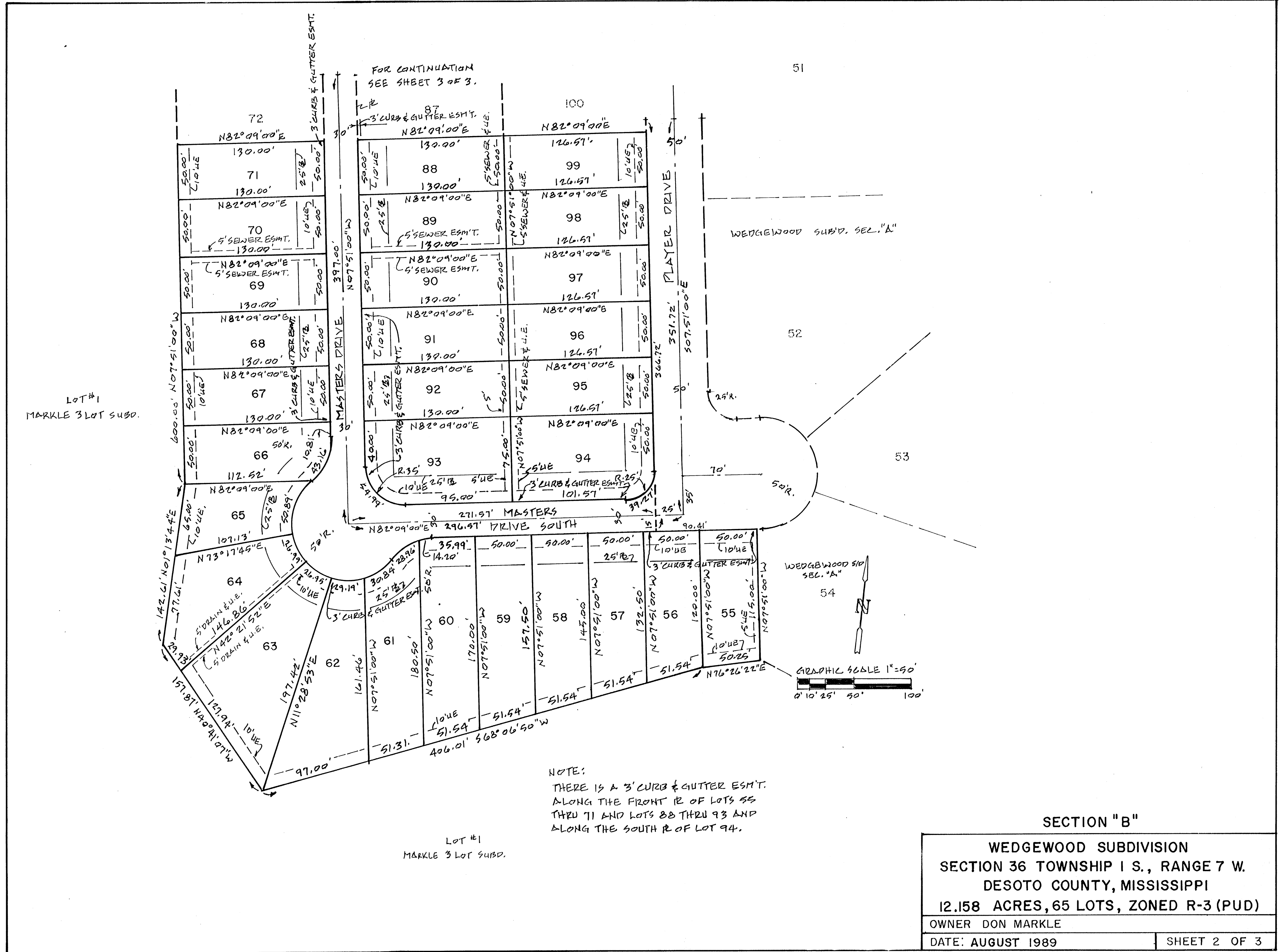
12.158 ACRES, 65 LOTS, ZONED R-3 (PUD)

OWNER DON MARKLE

PREPARED BY: SMITH ENGINEERING CO., INC.  
928 GOODMAN ROAD  
SOUTHAVEN, MISS. 38671

DATE: AUGUST 1989

SHEET 1 OF 3



L.M. 8-8-89

